



# The City of West University Place

*A Neighborhood City*

## CITY COUNCIL

Susan Sample, Mayor  
Bob Kelly, Mayor Pro Tem  
Burt Ballanfant, Councilmember  
Brennan Reilly, Councilmember  
Mardi Turner, Councilmember

## STAFF

M. Chris Peifer, City Manager  
Alan Petrov, City Attorney  
Thelma Gilliam, City Secretary

## CITY COUNCIL MEETING ACTION MINUTES

Audio of this meeting in its entirety is on the City's website

The City Council of the City of West University Place, Texas, met in regular session on **Monday, February 27, 2017**, in the Municipal Building, 3800 University, West University Place, Texas beginning at **6:30 p.m.**

Agenda Items were as follows:

**Call to Order.** Mayor Sample called the meeting to order at approximately 6:30 p.m. in the Council Chambers. Council and Staff in attendance were: Mayor Pro Tem Kelly, Councilmembers Ballanfant, Reilly and Turner, City Manager Peifer, City Secretary Gilliam, City Attorney Petrov, Public Works Director Beach, Interim Finance Director Bogart, Fire Chief Taylor, and Police Chief Walker.

Councilmember Turner led the Pledge of Allegiance.

City Secretary Gilliam confirmed that the notice of this meeting was duly posted in accordance with the Texas Government Code, Chapter 551.

### 1. Sister City

Matters related to a presentation and discussion regarding a possible Sister City relationship with Sisak, Croatia. **Mayor Pro Tem Bob Kelly and Councilmember Brennan Reilly**

Mayor Pro Tem Kelly will get with resident Phil Berquist and staff to draft a resolution to bring back before Council.

### 2. Public Comments

This was an opportunity for citizens to speak to Council relating to agenda and non-agenda items.

### 3. Public Hearings

Continuation of the public hearings concerning proposed zoning ordinance amendments related to building site designations, curb cuts, the definition of schools, through lots and parking in the Town Center Commercial District.

Mayor Sample opened the public hearings at 6:55 p.m.

Councilmember Reilly moved to close the public hearings at 7:44 p.m. Mayor Pro Tem Kelly seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

4. **Various Proposed Zoning Ordinance Amendments**

Matters related to an ordinance adopting amendments to the Zoning Ordinance regarding building site designations; the definition of school use; curb cuts; and through lots. *Recommended Action: Approve ordinance on the first of two readings.*

Councilmember Reilly moved to approve an amendment to the ordinance so that the sunset period ends on May 31, 2022, which is the end of that school year. Councilmember Ballanfant seconded the motion. **MOTION PASSED.**

**Ayes:** Kelly, Ballanfant, Reilly

**Noes:** Sample, Turner

**Absent:** None

Councilmember Reilly moved to adopt the proposed ordinance as amended on the first of two readings. Mayor Pro Tem Kelly seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner

**Noes:** None

**Absent:** None

5. **Proposed Zoning Ordinance Amendment Relating to Town Center Parking**

Matters related to an ordinance adopting amendments to the Zoning Ordinance as it relates to the minimum number of parking spaces required in the Town Center Commercial District. *Recommended Action: Approve ordinance on the first of two readings.*

Councilmember Reilly moved to amend the ordinance by striking the words "if the ZBA finds that Items (i) and (ii) above" from the first sentence of the third paragraph of Section 12-103 (c) so that the sentence will end at the period after etcetera. Mayor Pro Tem Kelly seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner

**Noes:** None

**Absent:** None

Councilmember Reilly moved to amend the parking requirements of the ordinance to change Section 10-100 under the row starting "all other types of spaces and uses in the TCC District" from 2.5 spaces per 1,000 square feet to 3.5 spaces per 1,000 square feet. Mayor Pro Tem Kelly seconded the motion.

Councilmember Reilly withdrew his motion and Mayor Pro Tem Kelly withdrew his second.

Councilmember Reilly moved to modify Section 10-100, Off-Street Parking, to replace the reference to 2.5 parking spaces to 4 parking spaces per 1,000 square feet of gross floor area for use other than dine-in food services with seating. Councilmember Turner seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner

**Noes:** None

**Absent:** None

Councilmember Reilly moved that Council approve the proposed zoning ordinance amendment relating Town Center parking as amended by the two amendments approved tonight. Mayor Pro Tem Kelly seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

6. **Interlocal Agreement**

Matters related to an Interlocal Agreement with Frisco, Texas, for purchasing goods and services. *Recommended Action: Approve Interlocal Agreement with Frisco, Texas for purchasing goods and services.*

Mayor Pro Tem Kelly moved to approve the Interlocal Agreement with Frisco, Texas. Councilmember Ballanfant seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

7. **Future Agenda Items**

Matters related to future agenda items. *Recommended Action: Discuss and take any desired action. City Council*

Councilmember Reilly requested that a discussion to be added to the next council meeting regarding more substantial recognition to retiring Parks and Recreation Director Tim O'Connor for his services to the City and for his oversight in rebuilding the City's two significant park resources. Mayor Pro Tem Kelly seconded the request.

8. **Consent Agenda**

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. **City Council Minutes**

Approve City Council Minutes of February 13, 2017. *Recommended Action: Approve Minutes.*

B. **Amending Section 2-133 of the Code of Ordinances**

Matters related to an ordinance amending Section 2-133 of the Code of Ordinances to change City Treasurer to Finance Director. *Recommended Action: Approve ordinance amending Section 2-133 of the Code of Ordinance to change City Treasurer to Finance Director on the second and final reading.*

Councilmember Ballanfant moved to approve the Consent Agenda as presented. Mayor Pro Tem Kelly seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner  
**Noes:** None  
**Absent:** None

9. **Adjourn**

Mayor Pro Tem Kelly moved to adjourn at approximately 8:45 p.m. Councilmember Reilly seconded the motion. **MOTION PASSED.**

**Ayes:** Sample, Kelly, Ballanfant, Reilly, Turner

**Noes:** None

**Absent:** None

*Tag*

Prepared by: Thelma A. Gilliam, TRMC, City Secretary

